



Carr Green, Lowton, Warrington, WA3 1EQ £249,950

Stone Cross Estate Agents are delighted to be able to bring to the market with **NO CHAIN** this lovely four bed detached home (The Lumley) in this sought after area on the border of Lowton/Leigh. It is located on the Pastures Estate built by Persimmon Homes. It is within close proximity to a range of local amenities, shops, schools and not far from the main bus route. A stone's throw away from Pennington Flash Country Park. This property is well located for The East Lancashire Road (A580) and The National Motorway Network. The property comprises of entrance hall, lounge, L shaped kitchen/diner and cloakroom to the ground floor and to the first floor there is a family bathroom and three bedrooms one of which has an en-suite. To the top floor there is a master bedroom with en-suite. To the front is an area with shrubs and a driveway for three cars leading to a detached garage and to the rear is an enclosed garden laid to lawn with a patio and decking area.

- Detached
- Four Bedrooms
- Two En-Suites
- Detached Garage
- Enclosed Garden
- No Chain

Entrance

Via Composite double glazed frosted door, UPVC double glazed frosted window to side elevation, wall mounted radiator, ceiling light point, tiled floor, stairs to first floor and under stair storage.

Lounge

12' 2" x 12' 11" (3.716m x 3.945m) UPVC double glazed window to front elevation, wall mounted radiator, ceiling light point and wooden floor.

Kitchen/Diner

18' 1" x 15' 1" (5.516m x 4.597m) UPVC double glazed window to rear elevation, UPVC double glazed french door to rear elevation, wall mounted radiator, three spot lights, five spot lights under the unit, wood effect floor tiles and part tiled walls. L Shaped kitchen as utility room wall been opened up, a selection of wall, base and drawer units plumbing for washing machine, space for dishwasher, double oven, gas hob and extractor, space for fridge freezer and one and half stainless steel sink unit.

Downstairs W/C

3' 0" x 5' 4" (0.921m x 1.619m) Wall mounted radiator, ceiling light point, part tiled walls, laminate floor, W/C and corner sink unit.

1st Floor Landing

UPVC double glazed frosted window to rear elevation, ceiling light point and storage cupboard.

Bedroom Two

10' 9" x 13' 0" (3.286m x 3.969m) UPVC double glazed window to rear front elevation, wall mounted radiator and ceiling light point.

En-Suite

5' 11" x 5' 11" (1.816m x 1.804m) Wall mounted radiator, ceiling light point, tiled floor, part tiled walls, corner shower, sink unit and W/C.

Bedroom Three

9' 6" x 9' 6" (2.901m x 2.884m) UPVC double glazed window to rear elevation, wall mounted radiator and ceiling light point.

Bedroom Four

9' 7" x 8' 3" (2.914m x 2.523m) UPVC double glazed window to rear elevation, wall mounted radiator and ceiling light point.



Bathroom

6' 9" x 5' 7" (2.060m x 1.700m) UPVC double glazed frosted window to side elevation, wall mounted radiator, ceiling light point, part tiled walls, tiled floor, bath, sink unit and W/C.

Second Floor Landing

UPVC double glazed frosted window to side elevation, ceiling light point and stairs to second floor.

Master Bedroom

11' 6" x 16' 7" (3.494m x 5.060m) UPVC double glazed window to rear elevation, wooden double glazed sky light, wall mounted radiator, ceiling light point, loft access and storage.

Outside**Front Garden**

Planted with shrubs and plants with a driveway for three cars leading to side gate and detached garage.

Rear Garden

Enclosed rear garden, side gate access, laid to lawn with patio and decking area and decorative stones.

Garage

Detached garage with up and over door.

Tenure

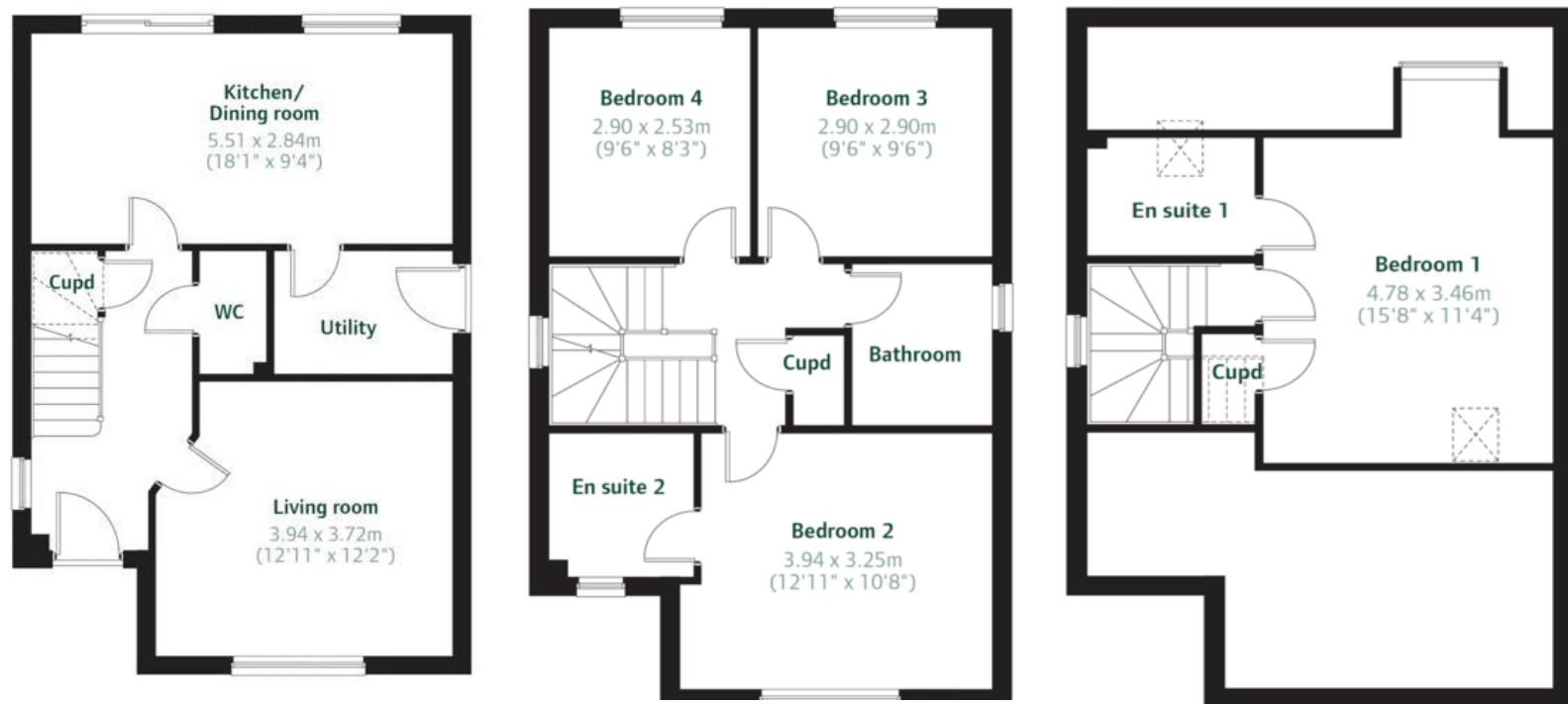
Freehold

Council Tax

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Please note if any appliances are included in the property. These items have not been tested by Stone Cross Estate Agents, this is the responsibility of the buyer.





3/30/2021

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

5, Carr Green Lowton WARRINGTON WA3 1EQ	Energy rating <div style="font-size: 2em; font-weight: bold; border: 1px solid black; padding: 5px; display: inline-block;">B</div>
Valid until 12 December 2028	Certificate number 9866-3817-7223-9998-5381

Property type
Detached house

Total floor area
114 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is B. It has the potential to be A.

[See how to improve this property's energy performance.](#)

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/9866-3817-7223-9998-5381>

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Viewing of this property is strictly by appointment through Stone Cross Estate Agents.

Please note that it is not Stone Cross Estate Agents policy to test any services or appliances, on properties offered for sale. All measurements and floor plans are approximate and for guidance purposes only. No responsibility is taken for any error, omissions or misstatements. A Solicitor must confirm the tenure of this property.